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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,657.15

x Polly Ann Spickard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES 3-11-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Polly Ann Spickard (NAME)	Commercial Federal Mortgage (NAME)	61-8-50
4117 Brush Hill Road (STREET ADDRESS OR ROUTE NUMBER)	2120 S. 72nd Street, Suite 400 (STREET ADDRESS)	15DZ-26650
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Omaha, NE 68124 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stanley A. Brown, unmarried and Linda G. Brown (now Simmons), unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Polly Ann Spickard and Anna G. Jackson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING Lot No. 5 of Block 2, on the Map of A. J. McGaughey's Second Hayesboro Subdivision, as of record in Book 547, Page 43, Register's Office for said County.

SAID Lot No. 5 fronts 100 feet on the west side of BRUSH HILL ROAD and runs back between parallel lines 300 feet to a dead line in the rear.

Being the same property conveyed to Stanley A. Brown and wife, Linda G. Brown by deed from Helen E. Fuller, a widow of record in Book 6885, Page 819, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust of record in Book 6885, Page 822, said Register's Office, payable according to the terms and conditions therein.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 4117 Brush Hill Road, (House Number) (Street) Nashville, TN 37216 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of February, 1990

Linda G. Brown (now Simmons)

Stanley A. Brown

Linda G. Brown (now Simmons)

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda G. Brown (now Simmons), unmarried and Stanley A. Brown, unmarried or proved to me upon the basis of satisfactory evidence the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of February 1990

Commission expires 3-11-93

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Linda G. Brown (now Simmons)
and Stanley A. Brown
TO
Polly Ann Spickard
Anna G. Jackson

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

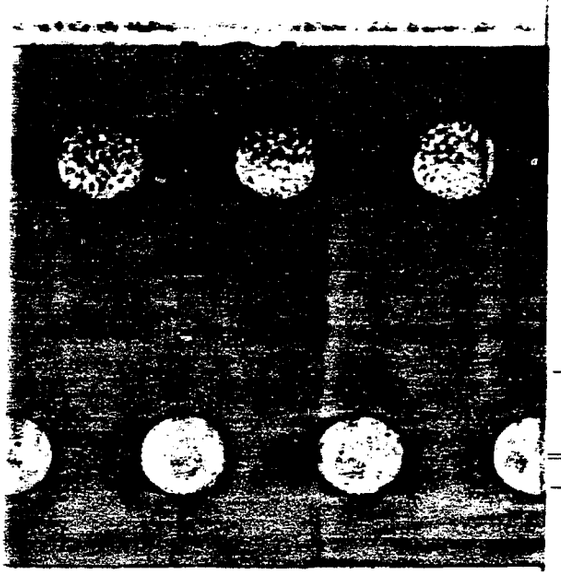
0 4 3 6 0

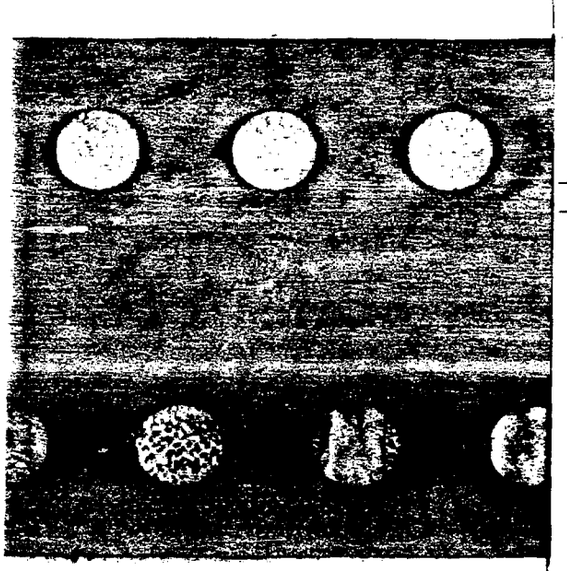
IDENTIF. REFERENCE

FEB 16 9 55 AM '90

FELIX DAVIDSON COUNTY TENN.

3508 02/16 0101 03CHECK 253.51





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74657.15
CON TX 246.51
PRFEE 1.00
WDEED 6.00
TOTAL 253.51
CHECK 253.51

02/16/90 01 10:00 0001 3508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04360

IDENTIF. REFERENCE

FEB 16 9 55 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 293501